

# \$1,350,000 - A, 509 Wolf Street, Banff

MLS® #A2212741

**\$1,350,000**

4 Bedroom, 3.00 Bathroom, 1,578 sqft

Residential on 0.12 Acres

NONE, Banff, Alberta

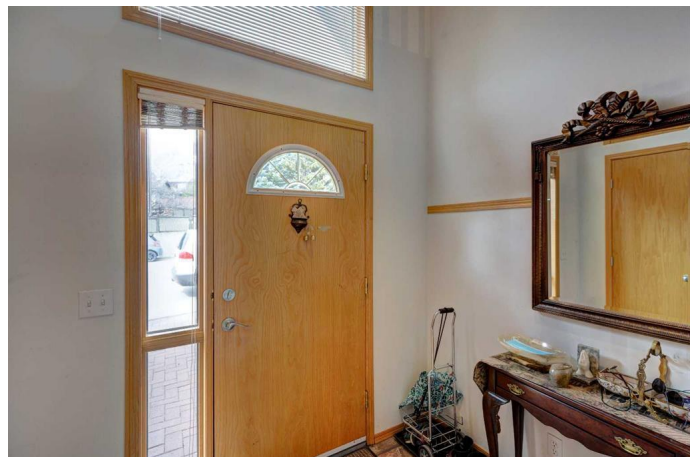
Discover the perfect blend of mountain charm and family functionality in this beautifully designed half duplex, ideally located just two blocks from downtown Banff. With a stunning log exterior that captures the essence of alpine living, this home offers warmth, character, and convenience all in one.

Step inside and be welcomed by an abundance of natural sunlight that fills the space through large windows, creating a bright and inviting atmosphere throughout. This thoughtfully laid-out home features three spacious bedrooms, plus a fully finished basementâ€”perfect for a rec room, guest suite, home office, or gym.

The heart of the home lies on the top floor, where you'll find a bright open-concept kitchen and living area complete with vaulted ceilings and breathtaking mountain views. Whether you're preparing meals, entertaining guests, or simply unwinding after a day of adventure, this space offers a cozy and inspiring retreat.

Step outside and enjoy your own private grassy yard, ideal for pets, kids, or just relaxing in the sun. It's a rare and valuable feature in this sought-after location.

Whether you're a growing family or looking for a comfortable mountain home with room to expand, this property offers exceptional flexibility, charm, and location. Close to



schools, trails, shops, and restaurants, yet tucked into a peaceful neighborhood, it truly offers the best of Banff living.

Built in 1996

### **Essential Information**

MLS® #	A2212741
Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,578
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Back Split, 3 Level Split
Status	Active

### **Community Information**

Address	A, 509 Wolf Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1B1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	22
Zoning	North Central District (R

### Listing Details

Listing Office	RE/MAX Cascade Realty
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